

These Covenants are to run with the land and shall be binding on all parties and all persons claiming under them until July 1, 1985, at which time said covenants shall be automatically extended for successive periods of ten years unless by vote of a majority of the then owners of the lots it is agreed to change said covenants in whole or in part.

If the parties hereto, or any of them, or their heirs or assigns, shall violate any of the covenants herein it shall be lawful for any other person or persons owning any real property situated in said development or sub-division to prosecute any proceedings at law or in equity against the person or persons violating or attempting to violate any such covenants and either prevent him or them from doing so or to recover damage or other dues for such violation.

Invalidation of any one of these covenants by judgement or court order shall in no wise affect any of the other provisions which shall remain in full force and effect.

(A) All lots in this tract shall be known and described as residential lots. With the following exceptions: Lots # 23 and # 24. No structures shall be erected, altered, placed or permitted to remain on any residential lot other than one detached single family dwelling. Dwellings are not to exceed two and one half stories in height and a private garage for not more than three cars and such other out-buildings incidental to residential use of the lot.

(B) No building shall be located nearer to the front line of lot or nearer to the side street than the building set-back lines shown on the recorded Plat. In any event, no building shall be located on any residential building lot nearer than 35 feet to the front line nor nearer than five feet to any side line.

(C) No residential structure shall be erected or placed on any building lot, which lot has an area of less than 10,000 square feet or a width of less than 60 feet at the front building set-back line.

(D) No noxious or offensive trade or activity shall be carried on upon any lot nor shall anything be done there on which may be or become an annoyance or a nuisance to the neighborhood.

(E) No trailer, basement, tent, garage, barn, or other outbuildings erected in the tract shall at any time be used as a residence temporarily or permanently nor shall any structure of a temporary character be used as a residence.

(F) No dwelling costing less than \$8,000.00 shall be permitted on any lot in this tract. The ground floor area of the main structure, exclusive of one-story open porches, and garages shall be not less than 800 square feet in the case of a one-story structure nor less than 900 square feet in the case of a one and one half, two, or two and one half story structure.

(G) An easement is reserved over the rear line and each side line, of five feet of each lot for utility installation and maintenance and drainage.

(H) All sewer disposal shall be by septic tanks, meeting the approval of the State Board of Health, until such time as municipal sewage is made available.

(I) No live stock such as horse, mule, hog, goat etc. shall be kept on any lot. The keeping of any other animal obnoxious or offensive to the neighborhood is prohibited.

(J) Before the erection of any home on any lot in this sub-division, plans and specifications of such proposed construction shall be sub-mitted to a committee composed of, C.D. Loftis, David G. Traxler and John F. Therrell for approval. Any two of this Committee can act for the whole committee. The Committee shall approve the plans sub-mitted or reject same within two weeks of receipt. Failure to act on the committees part within two weeks after receipt of the plans shall constitute approval of the plans. In the event of a vacancy on this Committee, the two remaining members shall elect the third member.

In witness whereof, I have hereunto set my hand and seal this 30 day of June 1960

In Presence of

Mrs. E. A. Loftis
David G. Traxler, Jr.

Lily McC. Loftis

FEB 24 1961

21139

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

PROBATE

Personally appeared before me David G. Traxler and made oath that she saw the within named Lily McC. Loftis, sign, seal and as her act deliver the within written covenants, and that she with Mrs. E. A. Loftis witnessed the execution

thereof.

Sworn to before me this 30 day of June 1960
William B. Traxler
NOTARY PUBLIC FOR SOUTH CAROLINA

David G. Traxler, Jr.

RECORDED FEBRUARY 24th, 1961 AT 11:14 A.M. #21139